

Cover Memo re Changes reflected in 6/25/02 Draft of Lease

Changes from the 5/22/02 draft of the lease.

1. Named changed to Quincunx of Washington.
2. Included definition of Project Professional. Section 1.1.1(55)
3. Section 3.1 was changed to correct required rent commencement dates.
4. Section 4.3 was changed to eliminate language that would have allowed County/CCFA to hold competing events of less 5,000 attendance during the concert season.
5. Section 4.6.1 was changed to specify the number of acres (2) for on eof the fair staging areas.
6. Section 7.9 was modified to clarify that parking lot alteration and maintenance is controlled by section 7.1.2.
7. Section 8.4 was changed to make auto policy \$1,000,000 instead of \$5,000,000. The umbrella policy provides the insurance to the \$5,000,000 level.
8. Section 8.9.6 was modified to allow Operator to propose other insurance carriers for County's consideration and approval.
9. Sect 14.3 5 minute average inserted.
10. Added Section 14.6 attorneys' fees.

Changes from the 5/22/02 draft of the Event Management section.

1. Page 68 – clarification. Figure 1 illustrating the boundaries where noise limits must be met will be that illustration used on pages 64 and 65 of the Conditional Use Permit's Final Order. The boundaries will be that of the area illustrated as Subject Property.
2. Page 78 – C-Tran has requested that the language listed under “Activities to Serve the Amphitheater Events” be changed to read. . . “Transit service may be offered by CTRAN; scheduled in cooperation with the Operator. A transit-only lane could be provided at the entrance to the south parking lot on Delfel Road, allowing transit to avoid the inbound traffic stream on 179th St. During the peak events, buses could use the transit-only lane to bypass inbound traffic, drop off patrons, and circulate around to the exit while avoiding the traffic queue lanes. If CTRAN wishes to provide service to the Amphitheater events, the Operator will

work with CTRAN to develop a mass transit plan the purpose of which shall be to safely and efficiently reduce the number of vehicle trips to the Amphitheater.